

# CITY of SIMI VALLEY

## A. GENERAL INFORMATION

### i. Jurisdictional Information:

Population 1998:	106,000
Annual Single-Family Units Permitted (1996-98, Avg.):	602
Annual Multi-Family Units Permitted (1996-98, Avg.):	81
Total Annual Residential Units Permitted (1996-98, Avg.):	683

### ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	Y	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	Y	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	Y
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	Y	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	Y	<input checked="" type="checkbox"/> 17. Fire Service Fees	Y
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	Y	<input checked="" type="checkbox"/> 18. Police Service Fees	N
<input checked="" type="checkbox"/> 6. Grading Permit Fees	Y	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	Y	<input checked="" type="checkbox"/> 20. School District Fees	N
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	Y	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	Y	<input type="checkbox"/> 22. Community / Capital Facility Fees	-
<input checked="" type="checkbox"/> 10. Electricity / Gas Connection Fees	Y	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	N
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	Y	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input type="checkbox"/> 12. Storm Drainage Connection Fees	-	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	-
<input checked="" type="checkbox"/> 13. Water Connection Fees	Y	<input type="checkbox"/> 26. Special Assessment District Fees	-

### iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	Y
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	Y
Senior Housing Fee Waiver	N

Fee Types Reduced or Waived: -Park Land In-Lieu, School District and Sewer Connection Fees

### iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

### v. Nexus Reports

-Madera Road Assessment District Report (In Progress)- Road Impact fees

## B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of New Subdivision in this Jurisdiction:	Eastern Simi Valley West of Stearns @ N. Cochran Street
iii. Expected Environmental Assessment Determination:	Mitigated Negative Declaration or Negative Declaration

### iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-streets, curbs, gutters, sidewalks, st. trees, st. lights, landscaping, utility undergrounding
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, storm water retention basins
-Common Amenities / Open Space:	-storm water retention basins, landscaping
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Conditions of Approval; Homeowner's Association
-Typical Reporting:	-soils, seismic, traffic, geotechnical, noise

### v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	88.70
Private Garage Valuation Price per Sq. Ft.	22.50
Total Valuation per Unit	230,750
Total Valuation per 25 Unit Subdivision Model	5,543,750

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		2,892
Zone Change Application Fee	flat		2,116
Planned Unit Development Fee	5065 flat + 5/unit		5,190
Plan Check Fee	610 flat + 5/unit		730
Tentative Map Fee	3990 flat + 5/lot		4,115
Final Map Fee	1850 flat + 30/lot		2,600
Zoning Clearance	flat		36
Landscape Review Fee	flat		500
Allocation Grant Application (Res. Bldg Permits)	flat		2,225
Environmental Assessment / Neg Dec Fee	1635 flat + 5/lot		1,760
<b>Subtotal Planning Fees</b>			<b>22,164</b>

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit & Inspection Fee	schedule based on val'n	2,454	61,350
Architectural Plan Check Fee	schedule based on val'n	503.83	12,596
Permit Issuance Fee	25/permit	25	625
Fire Department Plan Check Fee	flat per unit	232	5,800
Engineering Plan Check Fee	based on impvt val'n & grading CY		8,162
Engineering Inspection Fee	based on impvt val'n & grading CY		11,244
Grading Plan Check Fee	schedule based on CY		304
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	23.07	577

Electrical Permit Fee	per fixture count	263.43	6,586
Plumbing Permit Fee	per fixture count	211.56	5,289
Mechanical Permit Fee	per fixture count	150.93	3,773
Grading Permit Fee	schedule based on CY		457
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>116,763</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Simi Valley Unified School District Impact Fee	1.58 / sf	3,950	98,750
So. Cal Gas - Gas Connection Fee	25/meter	25	625
Edison - Electrical Connection Fee	10/meter	10	250
City - Local Traffic Impact Fee	flat per unit	250	6,250
City - Sanitary Sewer Connection Fee	flat per unit	2,689	67,225
City - Water Works District Fee	flat per unit	1698.50	42,463
Calleguas Water District Fee	flat per unit	1,351	33,775
City - Drainage Impact Fee	flat per unit	600	15,000
City - Police Service Fees	flat		58
City - Park Land In-Lieu Fee	flat per unit	2,676	66,900
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>331,296</b>

#### **x. Totals**

<b>Total Fees for 25 Unit Single-Family Subdivision Model</b> (total of subtotals above)	<b>470,223</b>
<b>Total Fees per Unit</b> (total from above / 25 units)	<b>18,809</b>

## **C. SINGLE-FAMILY INFILL UNIT MODEL**

<b>i. Project Typical for Jurisdiction?</b>	Yes
<b>ii. Expected Location of New Infill Unit in this Jurisdiction:</b>	Eastern Simi Valley West of Stearns @ N. Cochran Street
<b>iii. Expected Environmental Assessment Determination:</b>	Categorical Exemption
<b>iv. Typical Jurisdictional Requirements for this Model:</b>	

-Site Improvements	-match current neighborhood infrastructural standards; street trees, driveway curb, gutter, sidewalks, street dedication
-Typical Reporting	-soils, seismic, traffic, geotechnical, others depending on the site: arborist, drainage/hydrology, noise if in impacted area

#### **v. Model Valuation Information:**

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	88.70
Private Garage Valuation Price per Sq. Ft.	22.50
Total Valuation per Model	230,750

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
Plan Check Fee	flat		610
Zoning Clearance Fee	flat		36
<b>Subtotal Planning Fees</b>			<b>646</b>

<b>vii. Plan Check, Permit &amp; Inspection Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit & Inspection Fee	schedule based on val'n	2,454	2,454
Architectural Plan Check Fee	schedule based on val'n	503.83	504
Permit Issuance Fee	25/permit	25	25
Fire Department Plan Check Fee	flat per unit	232	232
Engineering Inspection Fee	based on impvt val'n & grading CY		280
Grading Plan Check Fee	flat		304
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	23.07	23
Electrical Permit Fee	per fixture count	263.43	263
Plumbing Permit Fee	per fixture count	211.56	212
Mechanical Permit Fee	per fixture count	150.93	151
Grading Permit Fee	schedule based on CY		296
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>4,744</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Simi Valley Unified School District Impact Fee	1.53 / sf	3,950	3,950
So. Cal Gas - Gas Connection Fee	25/meter	25	25
Edison - Electrical Connection Fee	10/meter	10	10
City - Local Traffic Impact Fee	flat per unit	250	250
City - Sanitary Sewer Connection Fee	flat per unit	2,689	2,689
City - Water Works District Fee	flat per unit	1698.50	1,699
Calleguas Water District Fee	flat per unit	1,351	1,351
City - Drainage Impact Fee	flat per unit	600	600
City - Police Service Fees	flat		58
City - Park Land In-Lieu Fee	flat per unit	2,676	2,676
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>13,308</b>

#### **x. Totals**

<b>Total Fees for Single-Family Infill Unit Model</b> (total of subtotals above)	<b>18,698</b>
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## **D. 45 UNIT MULTI-FAMILY MODEL**

<b>i. Project Typical for Jurisdiction?</b>	Yes
<b>ii. Expected Location of 45 Unit Multi-Family Development in this Jurisdiction:</b>	Eastern Simi Valley West of Stearns @ N. Cochran Street
<b>iii. Expected Environmental Assessment Determination:</b>	Mitigated Negative Declaration or Negative Declaration
<b>iv. Typical Jurisdictional Requirements for this Model:</b>	

-Off-Site Improvements:	-streets, curbs, gutters, sidewalks, st. trees, st. lights, landscaping, utility undergrounding
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, storm water retention basins
-Common Amenities / Open Space:	-storm water retention basins, landscaping
-Affordable Housing Dedication:	-none required

-Project Management Requirements:

-Conditions of Approval

-Typical Reporting:

-soils, seismic, traffic, geotechnical, others depending on the site: arborist, drainage/hydrology, noise if in impacted area

#### **v. Model Valuation Information:**

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	75.90
Private Garage Valuation Price per Sq. Ft.	22.50
Total Valuation per Unit	80,400
Total Valuation per 45 Unit Subdivision Model	3,618,000

#### **vi. Planning Fees:**

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		2,892
Zone Change Application Fee	flat		2,116
Planned Unit Development Fee	5065 flat + 5/unit		5,290
Plan Check Fee	430 flat + 5/unit		655
Zoning Clearance	flat		36
Landscape Review Fee	flat		500
Allocation Grant Application (Res. Bldg Permits)	flat		2,225
Environmental Assessment / Neg Dec Fee	1635 flat + 5/unit		1,860
<b>Subtotal Planning Fees</b>			<b>15,574</b>

#### **vii. Plan Check, Permit & Inspection Fees**

	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit & Inspection Fee	schedule based on val'n	1,350	60,750
Architectural Plan Check Fee	schedule based on val'n	258.46	11,631
Permit Issuance Fee	25/permit	25	1,125
Fire Department Plan Check Fee	flat per unit	170	7,650
Engineering Plan Check Fee	based on impvt val'n & grading CY		8,400
Engineering Inspection Fee	based on impvt val'n & grading CY		11,600
Grading Plan Check Fee	flat		304
Strong Motion Instrumentation Fee (SMIP)?	.0001 x val'n	8.04	362
Electrical Permit Fee	per fixture count	142.81	6,426
Plumbing Permit Fee	per fixture count	189.68	8,536
Mechanical Permit Fee	per fixture count	104.06	4,683
Grading Permit Fee	schedule based on CY		434
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>121,901</b>

#### **viii. Infrastructure, Impact & District Fees**

	Type / Fee Calculation	Per Unit	Fee Amount
Simi Valley Unified School District Impact Fee	1.58 / sf	1,580	71,100
So. Cal Gas - Gas Connection Fee	25/meter	25	1,125
Edison - Electrical Connection Fee	10/meter	10	10
City - Local Traffic Impact Fee	flat per unit	200	9,000
City - Sanitary Sewer Connection Fee	flat per unit	2016.50	90,743
City - Water Connection Fee	flat per unit	2,137	96,165
City - Drainage Impact Fee	flat per unit	160	7,200
City - Police Service Fees	flat		58
City - Park Land In-Lieu Fee	flat per unit	4,660	209,700
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>485,101</b>

#### **x. Totals**

<b>Total Fees for 45 Unit Multi-Family Model (total of subtotals above)</b>	<b>622,576</b>
<b>Total Fees per Unit (total from above / 45 units)</b>	<b>13,835</b>